

South Carolina Department of Health and Environmental Control
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

August 12, 2013
Permit Application Public Notice
Forestar Group, OCRM-13-209-B

The Department has received an application for a permit for the alteration of a critical area. The application was submitted pursuant to the Coastal Zone Management Act (Act 123) of 1977 South Carolina General Assembly. The application in brief, is described as follows:

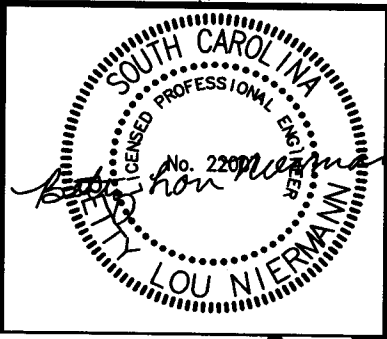
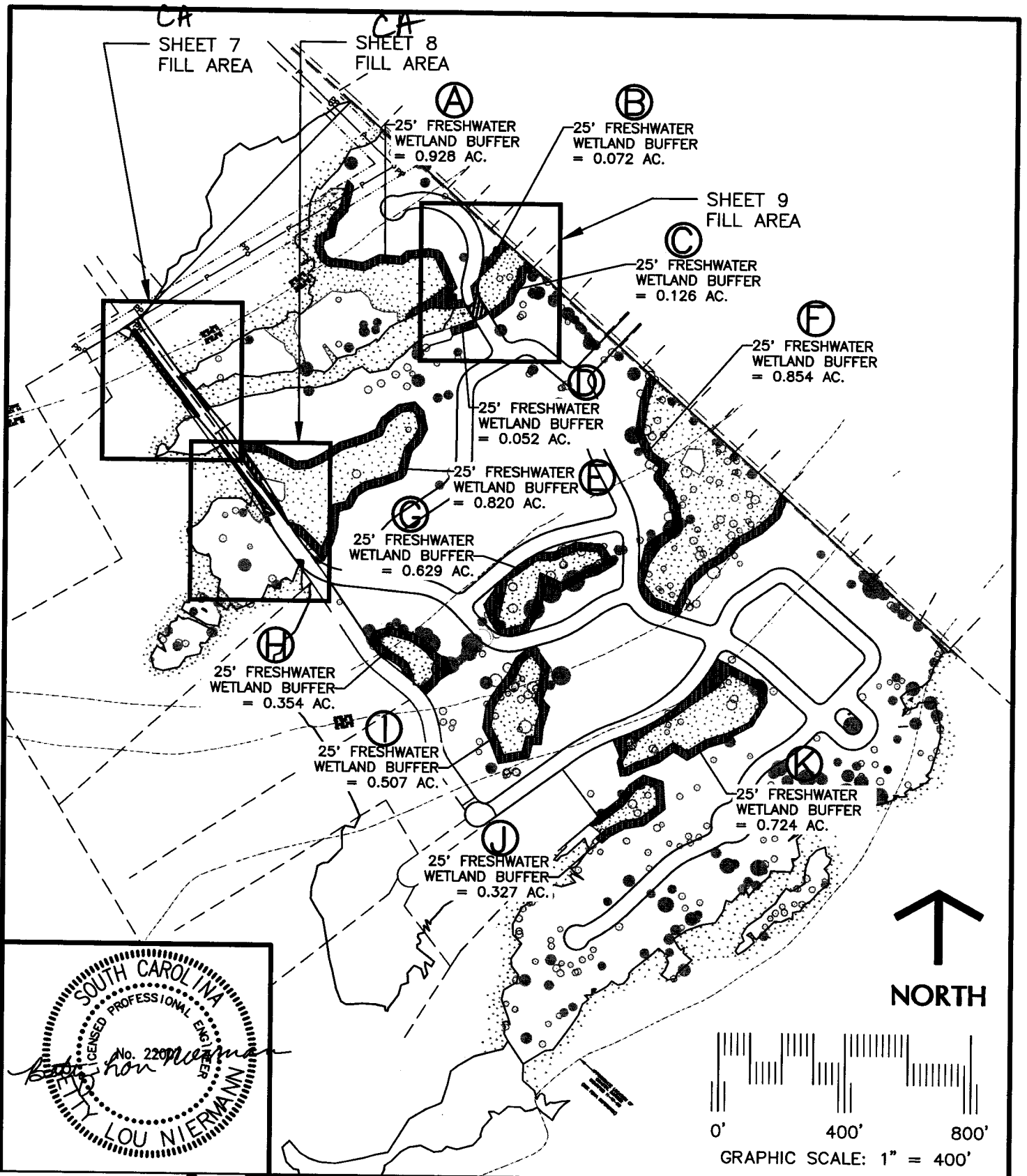
LOCATION: On and adjacent to Copahee Sound at Stratton Place Road, Mount Pleasant, Charleston County, South Carolina.

WORK: The work as proposed consists of placing fill in tidal saltwater wetlands (Critical Area). Specifically, the applicant seeks to fill 0.1502 acres of tidal saltwater wetland for improvements to the existing Stratton Place Drive. The applicant will place fill in 4 critical area locations; the locations are identified as areas #1 (0.0976), #2 (0.0256), #3 (0.0226) & #6(0.0044) on the plans (pages 7 & 8). The applicant seeks to mitigate the critical area impacts by creating 0.313 acres of saltwater wetlands. The proposed creation site is located near impact area #2 (page 7). The work as described is for road improvements to the existing Stratton Place Drive. **PLEASE NOTE:** The Corps of Engineers is reviewing this project under their Nationwide Permit #14.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by the Department can be based. Comments concerning the proposed work must be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

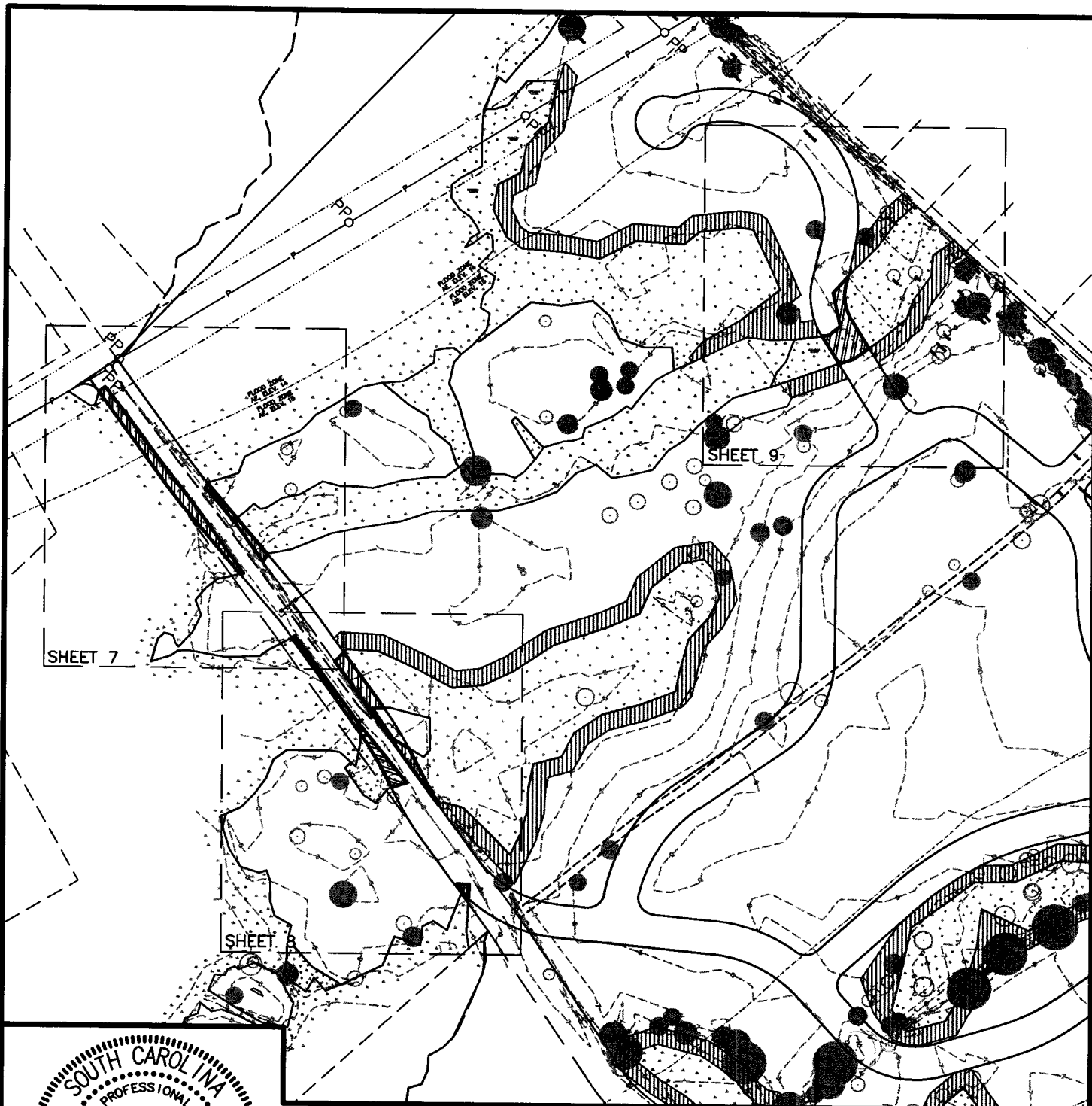
Comments regarding this application must be received by the Department on or before **September 11, 2013**. For more information, please contact **Steve Brooks** at **843-953-0235** or via email at **brookss@dhec.sc.gov**.

NOTE: Plans depicting the proposed work are available and will be provided upon receipt of a written request or may be viewed on the Department website at **www.scdhec.gov/environment/ocrm/public_notice.htm**.



SWA

KEY MAP - 400 scale	SCALE 1" = 400'	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place	OCR-13-209-B	COUNTY: Charleston
DATE 06/26/13	SHEET: 4 OF 11	APPLICANT: Forestar Group
		USACE PERMIT:



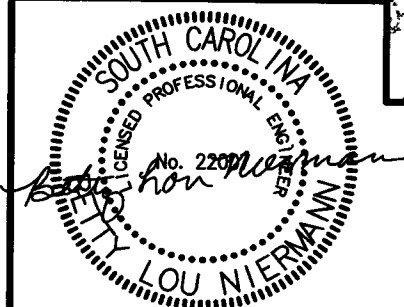
KEY PLAN FOR FILL AREAS



NORTH



GRAPHIC SCALE: 1" = 200'



<div data-bbox="48 1747 406 1940" data-label="Image"> </div>	KEY MAP - 200 scale	SCALE 1" = 200'	PROPOSED ACTIVITY: Road Construction
	PROJECT NAME Stratton Place	DCRM-13-209-B	COUNTY: Charleston
	DATE 06/26/13	SHEET: 5 OF 11	APPLICANT: Forestar Group
			USACE PERMIT:

SUMMARY OF FILL AREAS FOR CRITICAL AND FRESHWATER WETLANDS

CRITICAL MARSH AREAS:

AREA #1 0.0976 AC.
AREA #2 0.0256 AC.
AREA #3 0.0226 AC.
AREA #6 0.0044 AC.

TOTAL: 0.1502 AC.

VOLUME SUMMARY OF FILL AREAS

AREA #1 630 CY
AREA #2 165 CY
AREA #3 146 CY
AREA #4 422 CY
AREA #5 204 CY
AREA #6 23 CY
AREA #7 564 CY

TOTAL: 2154 CY

FRESHWATER WETLAND AREAS:

AREA #4 0.0654 AC.
AREA #5 0.0316 AC.
AREA #7 0.0793 AC.

TOTAL: 0.1763 AC.

TOTAL FILL AREAS:

CRITICAL MARSH: 0.1502 AC.

FRESHWATER
WETLAND: 0.1763 AC.

TOTAL: 0.3265 AC.

SUMMARY OF FRESHWATER WETLANDS BUFFER

BUFFER A 0.928 AC.
BUFFER B 0.072 AC.
BUFFER C 0.126 AC.
BUFFER D 0.052 AC.
BUFFER E 0.820 AC.
BUFFER F 0.854 AC.
BUFFER G 0.629 AC.
BUFFER H 0.354 AC.
BUFFER I 0.507 AC.
BUFFER J 0.327 AC.
BUFFER K 0.724 AC.

TOTAL ACREAGE 5.393 AC.

TIDAL WETLAND
MITIGATION AREA: 0.313 AC.

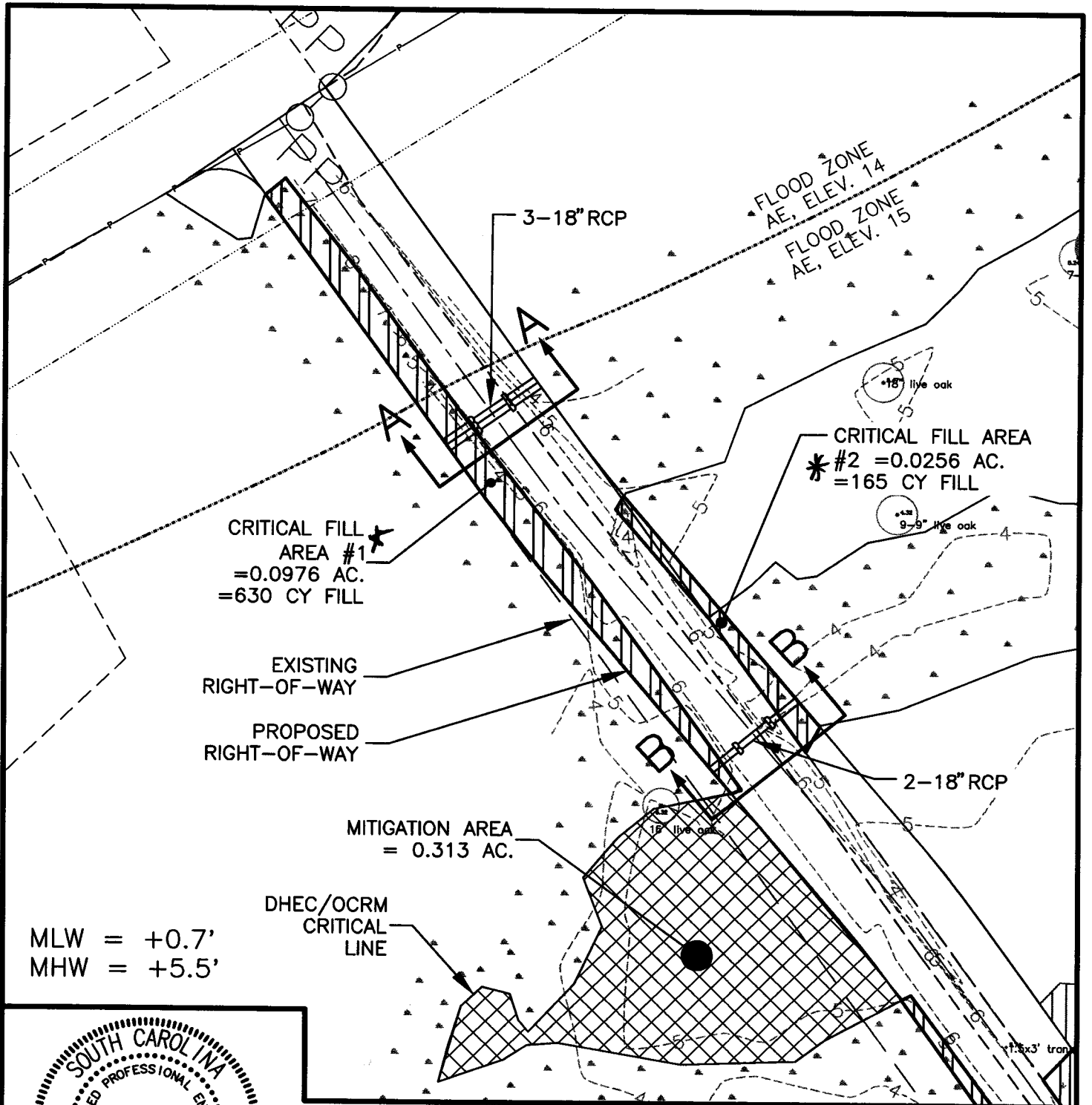
TOTAL TRACT ACREAGE: 81.850 AC.

FRESHWATER WETLAND
ACREAGE: 10.550 AC.

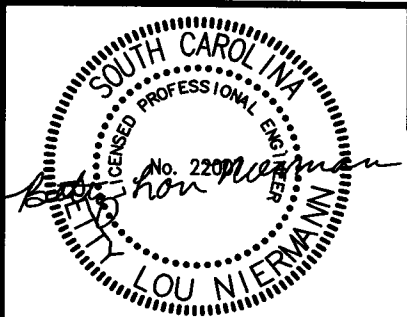
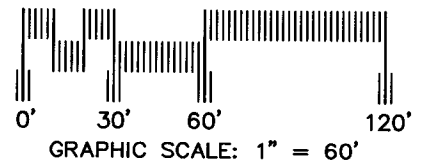
FRESHWATER WETLAND
ACREAGE PRESERVED: 10.373 AC.



FILL AREAS SUMMARY		SCALE	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place		0CRM-13-209-B	COUNTY: Charleston
DATE: 06/26/13		SHEET: 6 OF 11	APPLICANT: Forestar Group
			USACE PERMIT:

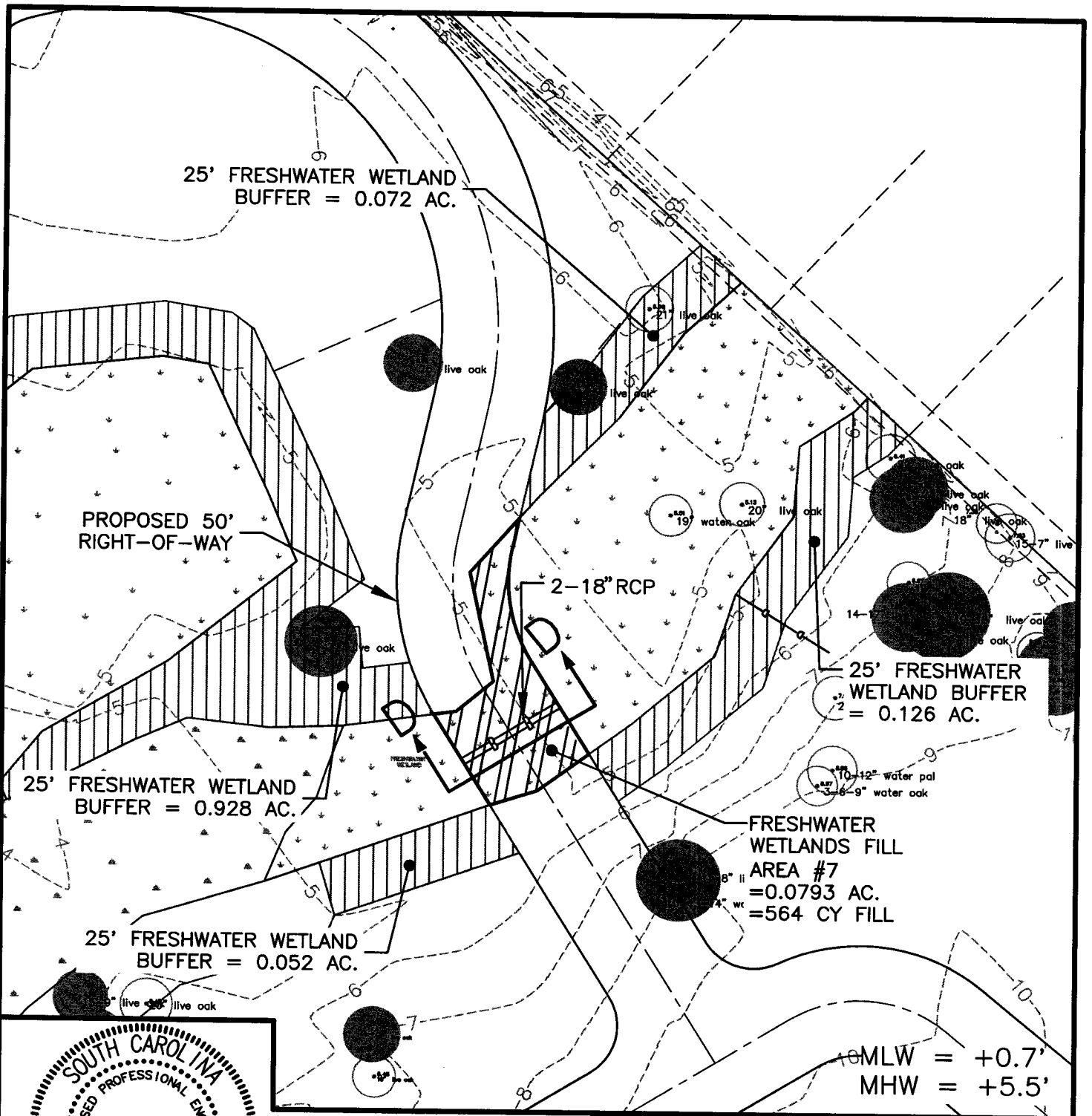


**FILL AREAS
#1 AND #2**

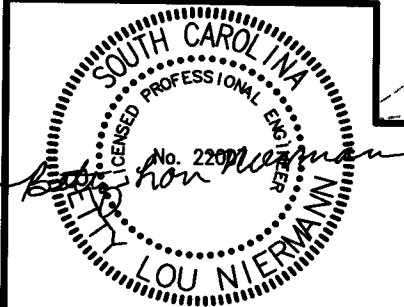
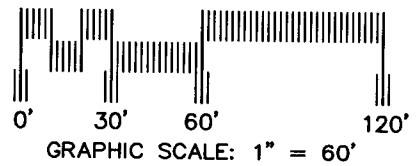


SWA

FILL AREA 1	SCALE 1" = 60'	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place	OCRM-13-209-B	COUNTY: Charleston
DATE 06/26/13	SHEET: 7 OF 11	APPLICANT: Forestar Group
		USACE PERMIT:

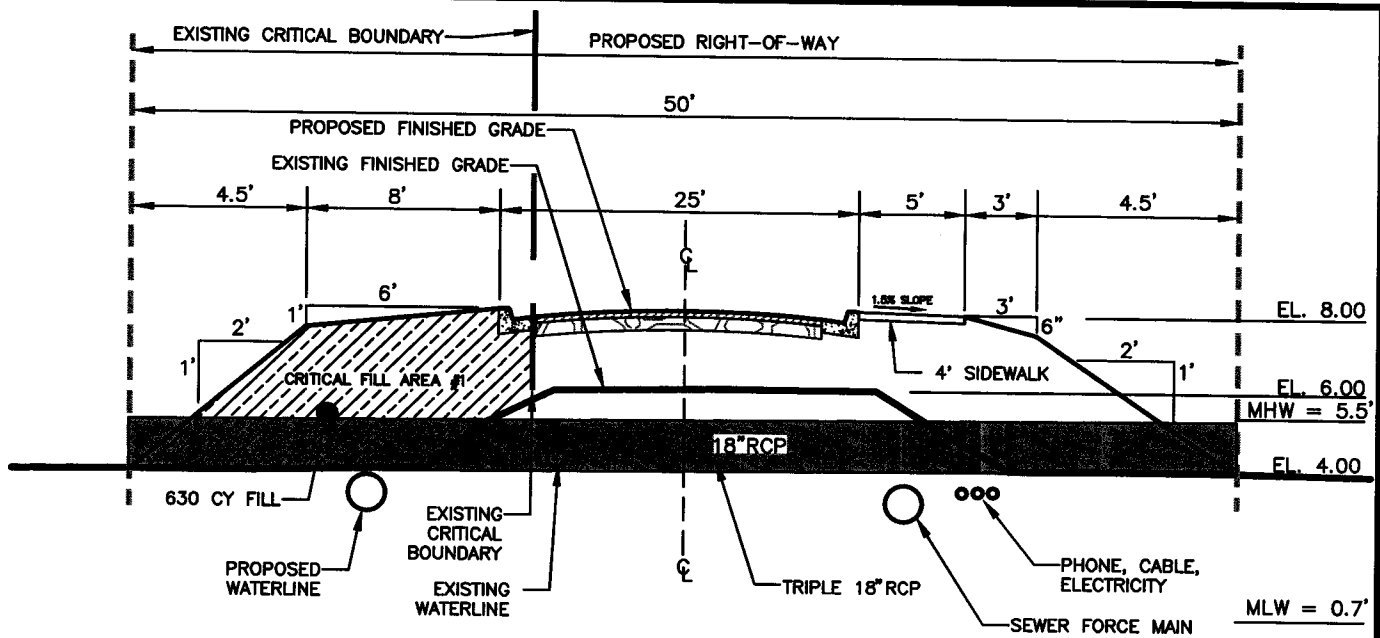


FILL AREA #7



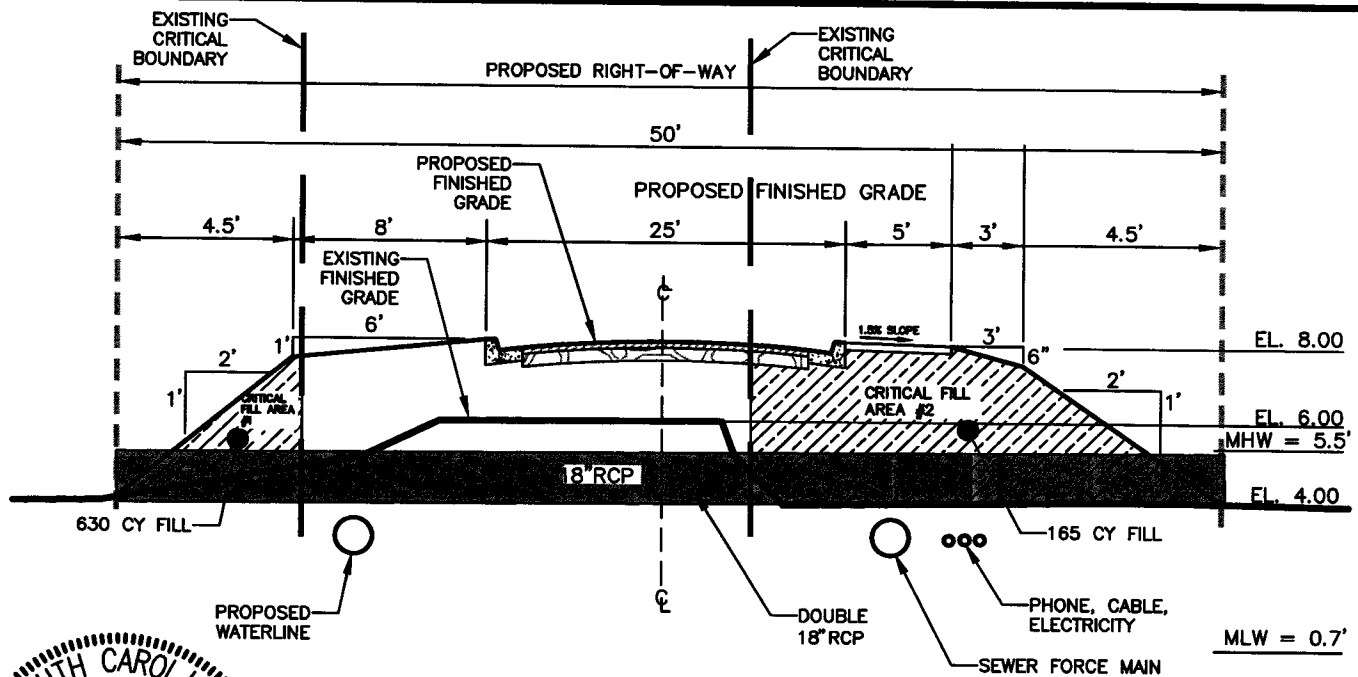
SWA

FILL AREA 1	SCALE 1" = 60'	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place	OCRM-13-209-B	COUNTY: Charleston
DATE 06/26/13	SHEET: 9 OF 11	APPLICANT: Forestar Group
		USACE PERMIT:



SECTION DETAIL: "A - A"
FILL AREA #1

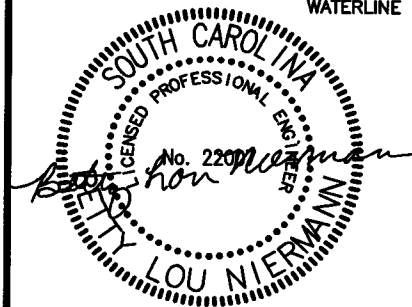
NOT TO SCALE



SECTION DETAIL: "B - B"
FILL AREAS #1 & #2

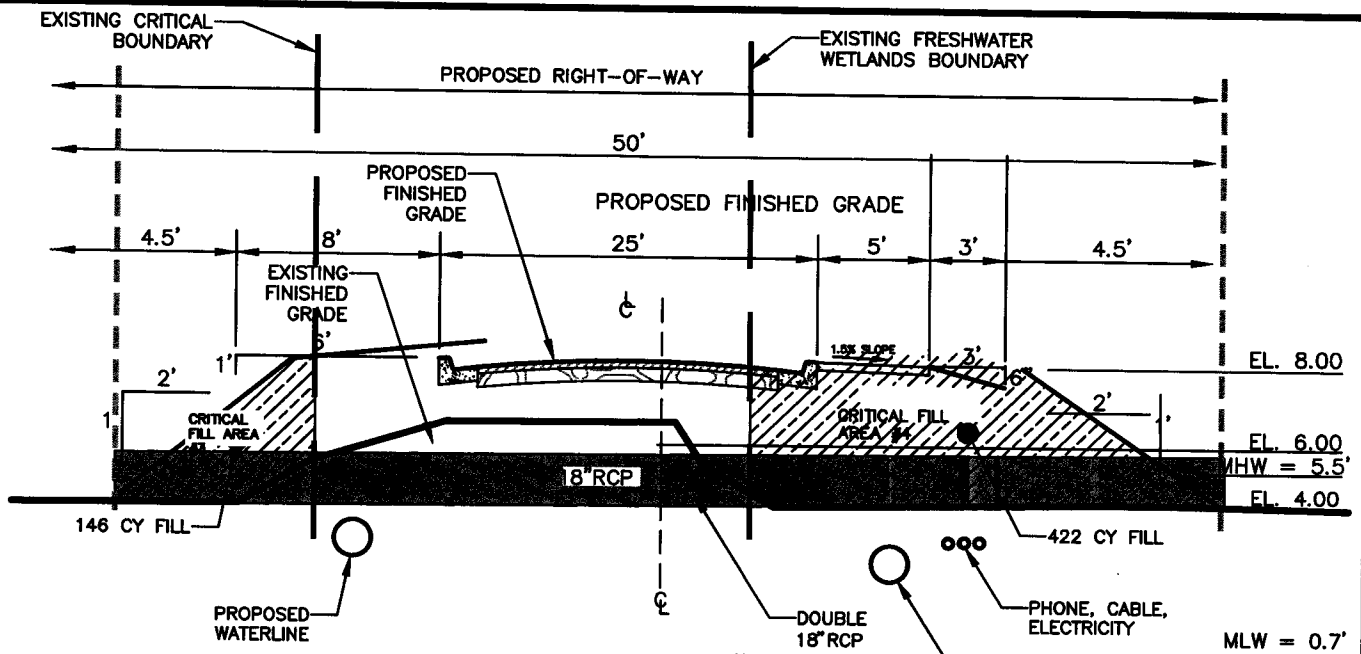
NOT TO SCALE

FILL AREAS SECTION VIEWS



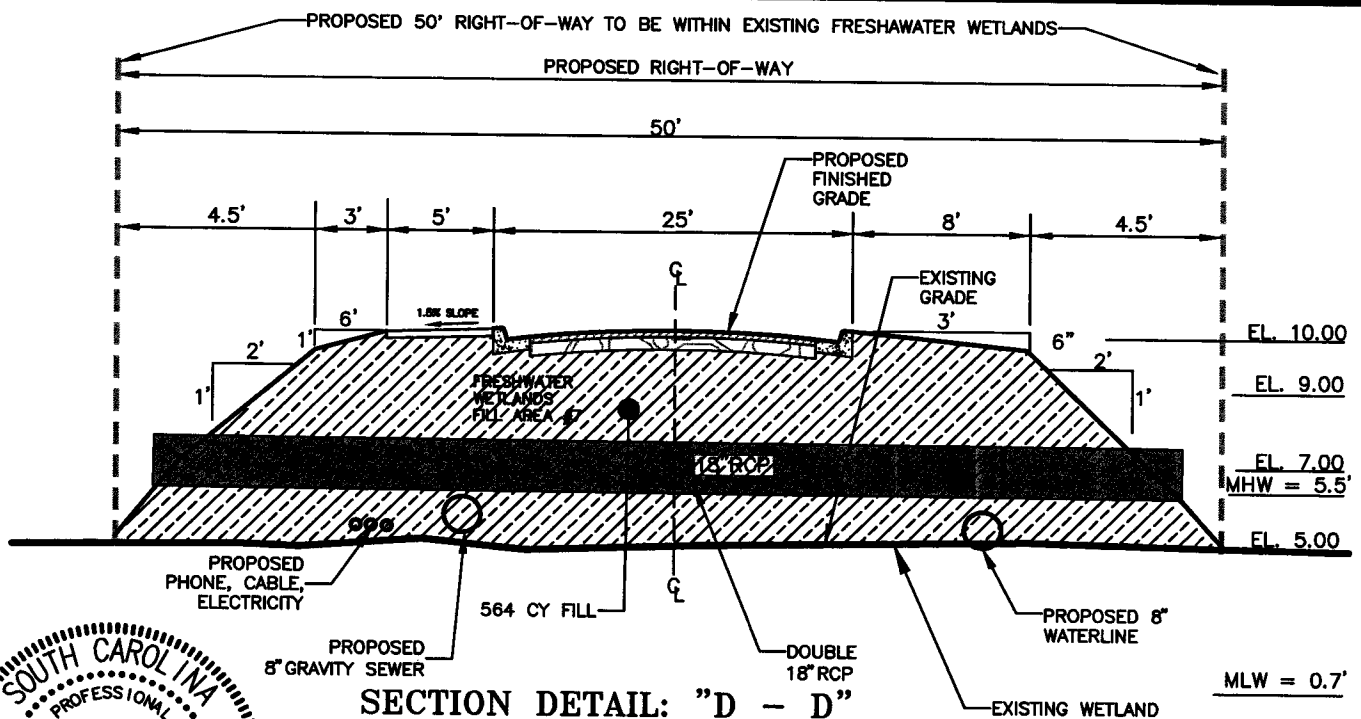
SWA

WETLAND SECTION VIEWS	SCALE N.T.S.	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place	OCRM-13-209-B	COUNTY: Charleston
DATE: 06/26/13	SHEET: 10 OF 11	APPLICANT: Forestar Group
		USACE PERMIT:



SECTION DETAIL: "C - C"
FILL AREAS #3 AND #4

NOT TO SCALE



SECTION DETAIL: "D - D"
FILL AREA #7

NOT TO SCALE

FILL AREAS SECTION VIEW



SWA

WETLAND SECTION VIEWS

SCALE N.T.S.

PROPOSED ACTIVITY:
Road Construction

PROJECT NAME

Stratton Place

OCRM-13-209-B

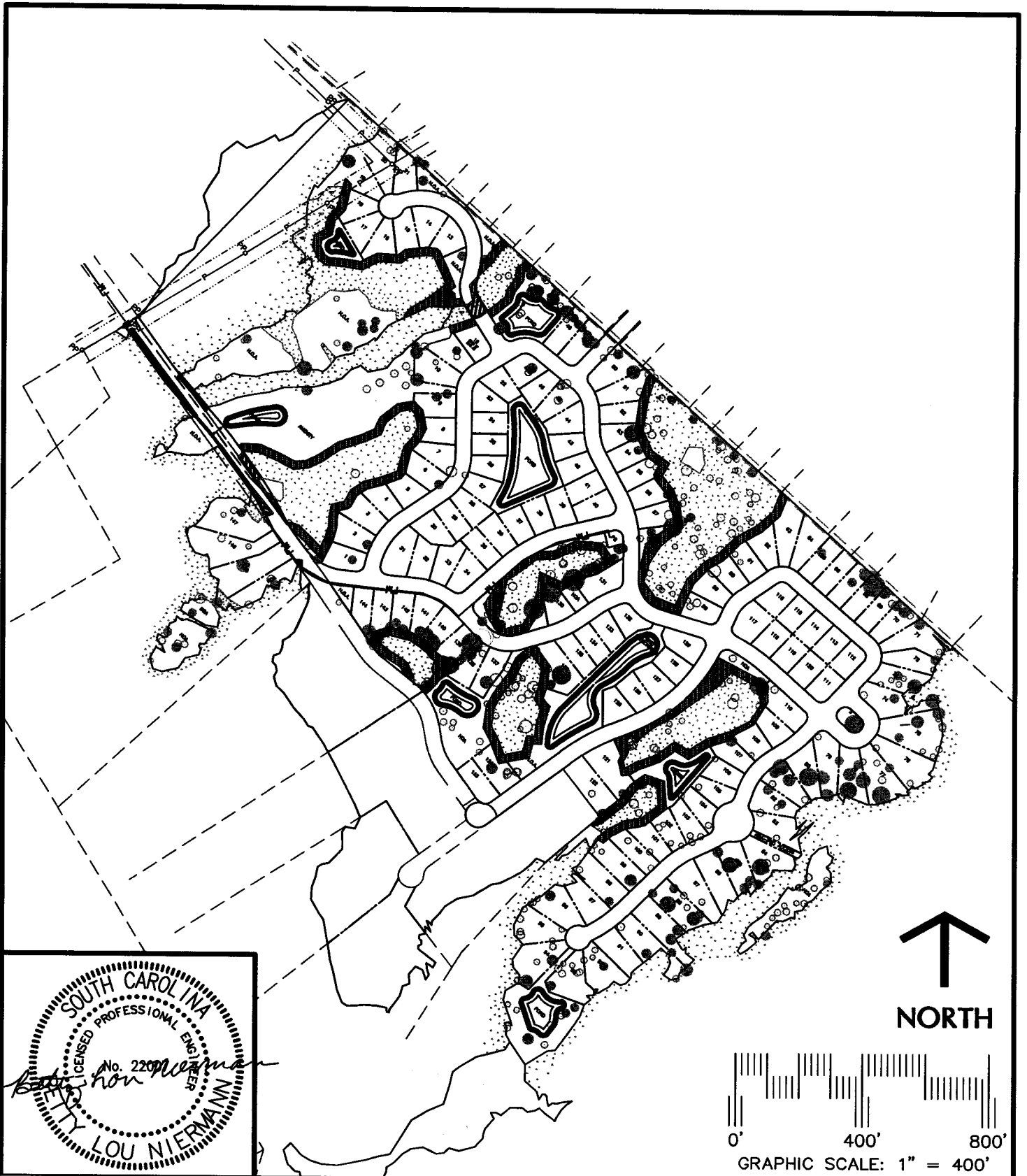
COUNTY: Charleston

APPLICANT: Forestar Group

DATE 06/26/13

SHEET: 11 OF 11

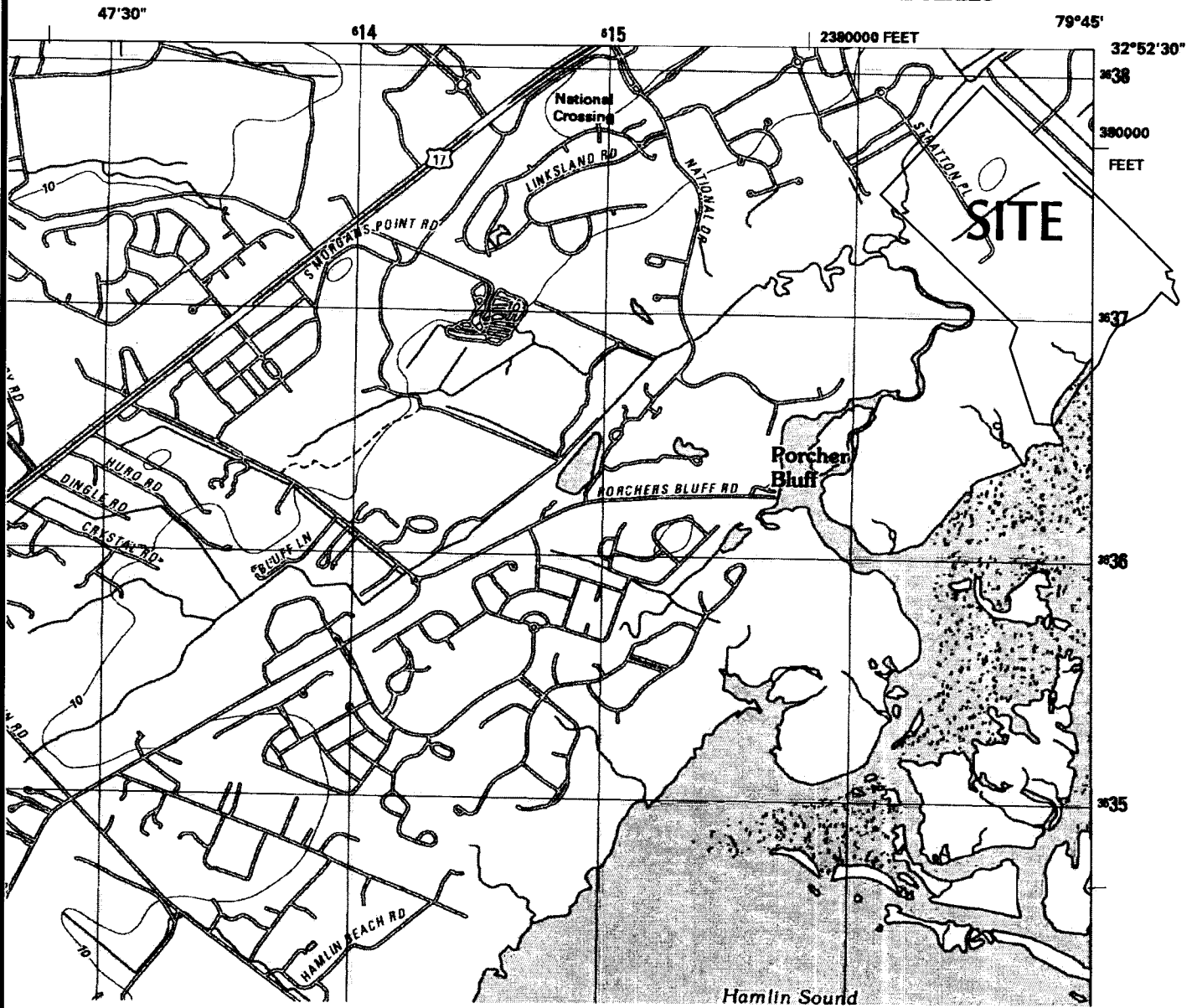
USACE PERMIT:



SWA

DEVELOPMENT PLAN	SCALE 1" = 400'	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place	DCRM-13-209-B	COUNTY: Charleston
DATE: 06/26/13	SHEET: 3 OF 11	APPLICANT: Forestar Group
		USACE PERMIT:

**FORT MOULTRIE QUADRANGLE
SOUTH CAROLINA
7.5-MINUTE SERIES**



**FORT MOULTRIE QUADRANGLE
SOUTH CAROLINA**

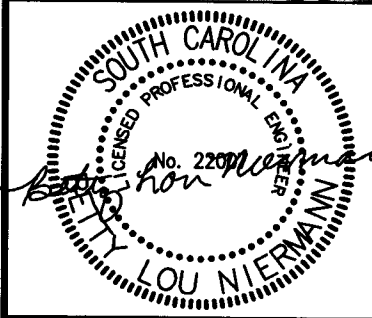
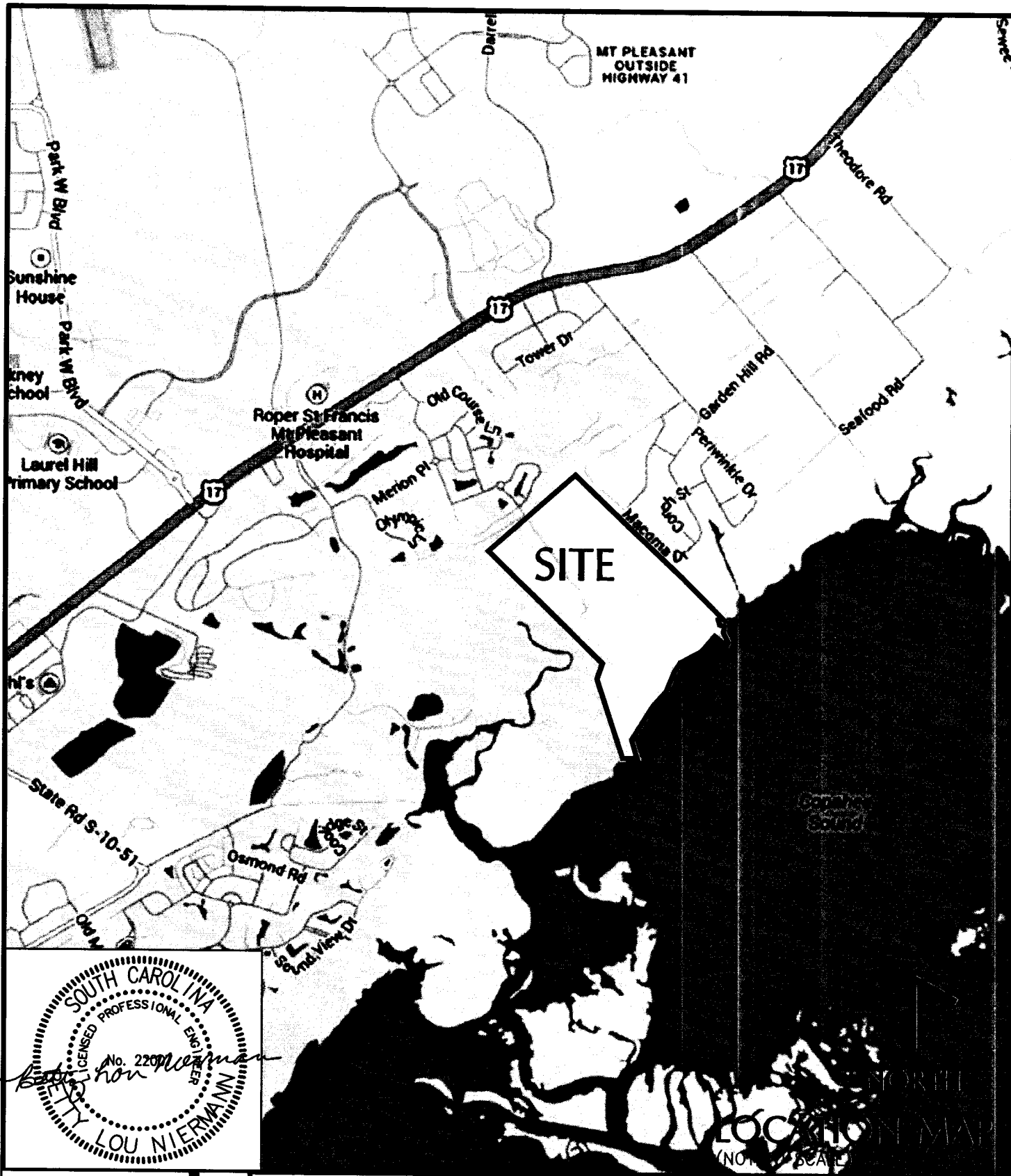
SCALE 1" = 1000'

LATITUDE N 32° 52' 06"
LONGITUDE W 79° 45' 10"



SWA

USGS MAP	SCALE 1" = 1000'	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place	OCRM-13-209-B	COUNTY: Charleston
DATE: 06/26/13	SHEET: 2 OF 11	APPLICANT: Forestar Group
		USACE PERMIT:



	LOCATION MAP	SCALE N.T.S.	PROPOSED ACTIVITY: Road Construction
	PROJECT NAME Stratton Place	OCRM-13-209-B	COUNTY: Charleston
	DATE: 06/26/13	SHEET: 1 OF 11	APPLICANT: Forestar Group
			USACE PERMIT:

**Mitigation Plan
For
Saltwater Creation at Stratton Place**

July 2013

1.0 Background

The applicant and owner of the subject property, Forestar Group, (Forestar) has applied to the USACE and SCDHEC for the appropriate permits and certifications to construct improvements to an existing access road and construct a new interior road to serve Stratton Place located in Mt. Pleasant, South Carolina. Stratton Place consists of the existing Stratton Place Drive, which crosses both freshwater and saltwater wetlands, as well as approximately 82 acres also interspersed with freshwater and saltwater wetlands.

It is necessary to impact both freshwater (0.097) and saltwater (0.1502) wetlands to construct improvements to the existing Stratton Place Drive for improved safety, efficiency and to meet standards required to convey the road to the Town of Mt. Pleasant. An additional 0.0793 acres of impact to freshwater wetlands is necessary to construct an interior road to serve the site. Mitigation credits will be purchased from the Pigeon Pond Mitigation Bank to compensate for impacts to freshwater wetlands.

In order to compensate for the loss of 0.1502 acres of tidal saltwater wetlands, Forestar has proposed to create 0.313 acres of saltwater wetlands. The acreage of creation was determined in accordance with the mitigation criteria set forth in *Section R30-4.G* of SCDHEC-OCRM's Critical Area Permitting Regulations. Pursuant to these criteria, Forestar must develop a mitigation plan that will successfully create saltwater wetlands at a 2:1 ratio of mitigation acres to impact acres. This plan includes the proposed creation activities, methods of implementation, monitoring and success criteria anticipated to meet the compensatory mitigation requirements for the proposed saltwater impacts associated with the proposed improvements to Stratton Place Drive.

OCRM-13-209-B

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2.0 Restoration Activities

The vegetation within the proposed creation area is currently dominated by a dense scrub layer of wax myrtle (*Myrica cerifera*), juvenile loblolly pine (*Pinus taeda*), and groundsel trees (*Baccharis glomeruliflora*). The soils in the selected mitigation area are classified as Scranton loamy fine sand and Tidal marsh soft by the Natural Resource Conservation Service. Scranton loamy fine sand is characterized by sandy soils with small quantities of loam present throughout the upper horizons.

Forestar will establish an elevation at which the creation area is expected to inundate with saltwater based on elevations in the adjacent vegetated marsh. The applicant will then excavate the creation area to the established elevation for inundation.

Once the established elevation is achieved within the creation area, the restoration site will be re-vegetated using *Spartina alterniflora* and/or *Juncus roemerianus* sprigs "borrowed" from the adjacent marsh. The borrowed sprigs will be hand dug from random locations within adjacent areas so as not to borrow too much material from one location. The sprigs will then be hand-planted on three (3) foot centers throughout the creation area. Combined with volunteer species provided by the seed and rhizome sources from the adjacent marsh, it is anticipated that the planted species will successfully populate the creation area.

Upon approval of these proposed mitigation activities and corresponding issuance of the appropriate permits and certifications, Forestar will schedule the activities to begin the following spring so as to validate the timing of a six-month follow up monitoring after the growing season.

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3.0 Monitoring

Following planting, two random plots will be established within the creation area. The center of each plot will be marked with PVC pipe and will serve as a basis for the evaluation of future monitoring designed to document the establishment and success of the created site. In addition, two plots will be established within the borrow area to

monitor and document re-growth.

An initial baseline monitoring will be conducted upon completion of planting the site to document planted species as well as proper inundation. This documentation will be submitted to OCRM. After six months, a second monitoring and report will be completed to determine the success of the initial plantings. Monitoring will then occur annually for three years. In each successive year, percent coverage of volunteer vegetation and survivability of individual planted species within a ten foot circular plot will be recorded in an annual report to be provided to OCRM. Annual reports will include results of monitoring, general site descriptions and conditions, photographs of the site and any recommendations by the monitor that would improve timely success of the site. If after a monitoring event in which it has been determined that the site has completely established and meets success criteria before the end of the three year period, future monitoring may be suspended following consultation between Forestar and the permitting agencies.

4.0 Success

The creation effort will be considered successful and complete when 75% of the site is vegetated with indigenous saltwater species and the site has physically integrated into the adjacent tidal marsh.

5.0 Contingency

If, at the end of the three year monitoring period, success criteria have not been met, the permittee will consult with the appropriate permitting agencies to determine what specific remedial actions should be taken. Remedial action may include replanting and/or re-grading and continued monitoring.

OCRM-13-209-B **RECEIVED**
JUL 26 2013
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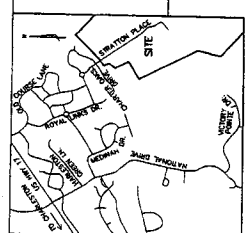


TABLE 1: ELEVATION DATA

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4	11.5
5	12.0
6	12.5
7	13.0
8	13.5
9	14.0
10	14.5
11	15.0
12	15.5
13	16.0
14	16.5
15	17.0
16	17.5
17	18.0
18	18.5
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92	55.5
93	56.0
94	56.5
95	57.0
96	57.5
97	58.0
98	58.5
99	59.0
100	59.5

THIS MAP IS A REPRODUCTION OF THE ORIGINAL SURVEY MAP AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS IN THE MONTH OF JULY, 1972, AND THE RESULTS ARE SHOWN ON THIS MAP.

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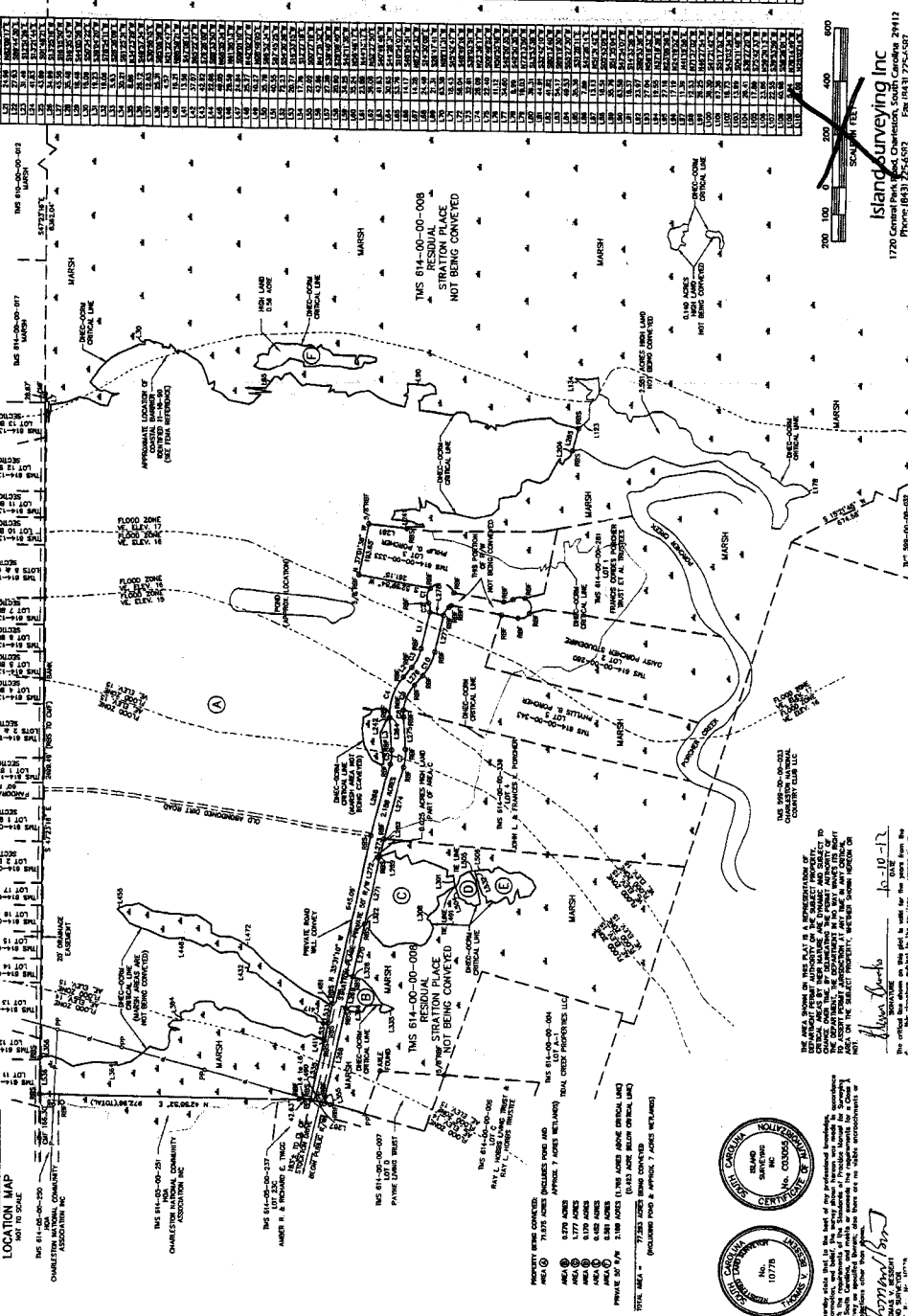


TABLE 2: PROPERTY DATA

LOT	AREA (SQ. FT.)	AREA (AC.)	OWNER
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3	10,000	0.23	JOHN J. JAMES
4	10,000	0.23	JOHN J. JAMES
5	10,000	0.23	JOHN J. JAMES
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96	10,000	0.23	JOHN J. JAMES
97	10,000	0.23	JOHN J. JAMES
98	10,000	0.23	JOHN J. JAMES
99	10,000	0.23	JOHN J. JAMES
100	10,000	0.23	JOHN J. JAMES

Reduced-NTS

OC2M-13-209-13

Island Surveying Inc.
1700 Central Park Road, Charleston, South Carolina 29412
Phone (843) 725-6592 Fax (843) 725-4787

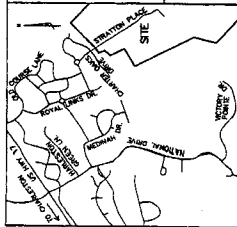
Showing 77.293 Acres
Stratton Place
Near Mount Pleasant
Christ Church Parish
Charleston County, South Carolina

DATE: 10-10-17

BY: [Signature]

FOR: [Signature]

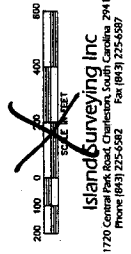
THIS MAP IS A REPRODUCTION OF THE ORIGINAL SURVEY MAP AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.



LOCATION MAP

LINE (CONTINUED)		LINE (CONTINUED)		LINE (CONTINUED)	
STATION	AREA	STATION	AREA	STATION	AREA
1000	1.00	1000	1.00	1000	1.00
1001	1.01	1001	1.01	1001	1.01
1002	1.02	1002	1.02	1002	1.02
1003	1.03	1003	1.03	1003	1.03
1004	1.04	1004	1.04	1004	1.04
1005	1.05	1005	1.05	1005	1.05
1006	1.06	1006	1.06	1006	1.06
1007	1.07	1007	1.07	1007	1.07
1008	1.08	1008	1.08	1008	1.08
1009	1.09	1009	1.09	1009	1.09
1010	1.10	1010	1.10	1010	1.10
1011	1.11	1011	1.11	1011	1.11
1012	1.12	1012	1.12	1012	1.12
1013	1.13	1013	1.13	1013	1.13
1014	1.14	1014	1.14	1014	1.14
1015	1.15	1015	1.15	1015	1.15
1016	1.16	1016	1.16	1016	1.16
1017	1.17	1017	1.17	1017	1.17
1018	1.18	1018	1.18	1018	1.18
1019	1.19	1019	1.19	1019	1.19
1020	1.20	1020	1.20	1020	1.20
1021	1.21	1021	1.21	1021	1.21
1022	1.22	1022	1.22	1022	1.22
1023	1.23	1023	1.23	1023	1.23
1024	1.24	1024	1.24	1024	1.24
1025	1.25	1025	1.25	1025	1.25
1026	1.26	1026	1.26	1026	1.26
1027	1.27	1027	1.27	1027	1.27
1028	1.28	1028	1.28	1028	1.28
1029	1.29	1029	1.29	1029	1.29
1030	1.30	1030	1.30	1030	1.30
1031	1.31	1031	1.31	1031	1.31
1032	1.32	1032	1.32	1032	1.32
1033	1.33	1033	1.33	1033	1.33
1034	1.34	1034	1.34	1034	1.34
1035	1.35	1035	1.35	1035	1.35
1036	1.36	1036	1.36	1036	1.36
1037	1.37	1037	1.37	1037	1.37
1038	1.38	1038	1.38	1038	1.38
1039	1.39	1039	1.39	1039	1.39
1040	1.40	1040	1.40	1040	1.40
1041	1.41	1041	1.41	1041	1.41
1042	1.42	1042	1.42	1042	1.42
1043	1.43	1043	1.43	1043	1.43
1044	1.44	1044	1.44	1044	1.44
1045	1.45	1045	1.45	1045	1.45
1046	1.46	1046	1.46	1046	1.46
1047	1.47	1047	1.47	1047	1.47
1048	1.48	1048	1.48	1048	1.48
1049	1.49	1049	1.49	1049	1.49
1050	1.50	1050	1.50	1050	1.50
1051	1.51	1051	1.51	1051	1.51
1052	1.52	1052	1.52	1052	1.52
1053	1.53	1053	1.53	1053	1.53
1054	1.54	1054	1.54	1054	1.54
1055	1.55	1055	1.55	1055	1.55
1056	1.56	1056	1.56	1056	1.56
1057	1.57	1057	1.57	1057	1.57
1058	1.58	1058	1.58	1058	1.58
1059	1.59	1059	1.59	1059	1.59
1060	1.60	1060	1.60	1060	1.60
1061	1.61	1061	1.61	1061	1.61
1062	1.62	1062	1.62	1062	1.62
1063	1.63	1063	1.63	1063	1.63
1064	1.64	1064	1.64	1064	1.64
1065	1.65	1065	1.65	1065	1.65
1066	1.66	1066	1.66	1066	1.66
1067	1.67	1067	1.67	1067	1.67
1068	1.68	1068	1.68	1068	1.68
1069	1.69	1069	1.69	1069	1.69
1070	1.70	1070	1.70	1070	1.70
1071	1.71	1071	1.71	1071	1.71
1072	1.72	1072	1.72	1072	1.72
1073	1.73	1073	1.73	1073	1.73
1074	1.74	1074	1.74	1074	1.74
1075	1.75	1075	1.75	1075	1.75
1076	1.76	1076	1.76	1076	1.76
1077	1.77	1077	1.77	1077	1.77
1078	1.78	1078	1.78	1078	1.78
1079	1.79	1079	1.79	1079	1.79
1080	1.80	1080	1.80	1080	1.80
1081	1.81	1081	1.81	1081	1.81
1082	1.82	1082	1.82	1082	1.82
1083	1.83	1083	1.83	1083	1.83
1084	1.84	1084	1.84	1084	1.84
1085	1.85	1085	1.85	1085	1.85
1086	1.86	1086	1.86	1086	1.86
1087	1.87	1087	1.87	1087	1.87
1088	1.88	1088	1.88	1088	1.88
1089	1.89	1089	1.89	1089	1.89
1090	1.90	1090	1.90	1090	1.90
1091	1.91	1091	1.91	1091	1.91
1092	1.92	1092	1.92	1092	1.92
1093	1.93	1093	1.93	1093	1.93
1094	1.94	1094	1.94	1094	1.94
1095	1.95	1095	1.95	1095	1.95
1096	1.96	1096	1.96	1096	1.96
1097	1.97	1097	1.97	1097	1.97
1098	1.98	1098	1.98	1098	1.98
1099	1.99	1099	1.99	1099	1.99
1100	2.00	1100	2.00	1100	2.00

THE 614-00-00-008
RESIDUAL
STRATTON PLACE
NOT BEING CONVERTED
NOT SURVEYED AT THIS TIME



PLAT
SHOWING 77.293 ACRES
STRATTON PLACE
NEAR MOUNT PLEASANT
CHRIST CHURCH PARISH
CHARLESTON COUNTY, SOUTH CAROLINA
JULY 25, 2012
REvised CRITICAL LINE DECEMBER 8, 2012
SCALE: 1"=200'
SHEET 2 OF 2
PROJECT # 12008

Reduced- NTS
DCRM-13-209-B